



BOARD OF APPEAL

F. LESTER FRASER
STANLEY J. GLOD
WILLIAM O. HEWETT
FRANKLIN P. PARKER
FRANCIS L. SWIFT
HENRY H. THAYER

KATHARINE E. TOY
Administrative Secretary
Telephone
235-1664

Petition of George N. Patterson

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the second floor of the Town Hall at 8:35 p.m. on September 30, 1976, on the petition of George N. Patterson, requesting permission to develop film in the basement of his dwelling at 28 Croton Street, as provided under Section XXIV-E 1, of the Zoning By-law. Said request was made principally for the development of movies of high school football games on Saturdays.

On September 9, 1976, the petitioner filed his request for a hearing before this Board and thereafter due notice of the hearing was given by mailing and publication.

Laurence A. Mills, attorney, represented the petitioner at the hearing.

Earl W. Morrill, 32 Croton Street and Allister W. Shepherd, 30 Pine Street, both stated that they had no objections to the granting of the request.

Statement of Facts

The property involved is located within a Single Residence District requiring a minimum lot area of 15,000 square feet.

Under Section XXIV-E of the Zoning By-law, the Board of Appeal may grant temporary and conditional permits for non-conforming uses in any district in the Town for a period of not more than one year at a time when it finds that after a public hearing a real need exists, and that the proposed non-conforming use will not substantially reduce the value of any property within the district.

The petitioner seeks permission to develop movie film, in his home, of high school football games on approximately nine Saturdays. The process and solutions used to develop movie film are basically the same as those used to develop still pictures by any amateur photographer, it was stated. The solutions used are carefully handled, it was stated, and before disposing of them, they are further diluted to prevent any possibility of injury to the Town's drainage pipes. The developing process will run from about 7:00 p.m. until 12:00 midnight, as it is necessary to develop the film right away as the schools require the finished film at noon on the day following the game.

It is the belief of the petitioner that the proposed use of the property will not substantially reduce the value of any property within the neighborhood or otherwise injure the neighborhood.

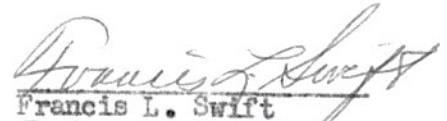
Decision

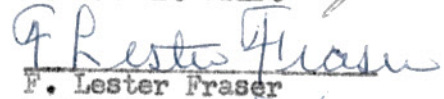
The Board has considered all the facts in this case and is of

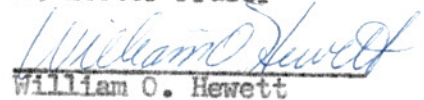
the opinion that a temporary need exists and that the proposed use, subject to the conditions hereinafter set forth, will not substantially reduce the value of any property within the district and will not otherwise injure the neighborhood.

The Board, therefore, grants the desired permission under Section XXIV-E of the Zoning By-law, subject to the following conditions:

1. That no signs advertising or incidental to the business shall be displayed on the property.
2. That said permit shall expire on December 31, 1976.


Francis L. Swift


F. Lester Fraser


William O. Hewett

Filed with Town Clerk _____

00159 4 PM 10 28
RECEIVED
TOWN CLERK'S OFFICE